



**nest**  
ESTATES

**Church Street, Ryhall**

Stamford, PE9 4HW

**£490,000**

# SUMMARY

- Three Bedroom Character Property Set In The Heart Of Ryhall Village
- Kitchen
- Living Room & Dining Room
- Downstairs Shower Room & Upstairs Family Bathroom
- Enclosed & Private Rear Garden & Patio Area
- Shed Storage
- Idyllic Village Location
- Close To Amenities











## **Weasels End, Church Street, Ryhall...**

This charming stone cottage is conveniently located within the village square and retains much of its original character, with high ceilings, inglenook fireplace and exposed beams, yet is also suited to contemporary family life thanks to its flexible accommodation which has been significantly extended and updated over the years.

Internally, this house is immaculately presented, with neutral interiors. It is also of a good size throughout, extending to over 1320 sq ft of space across two floors. Overall, it offers excellent versatility.

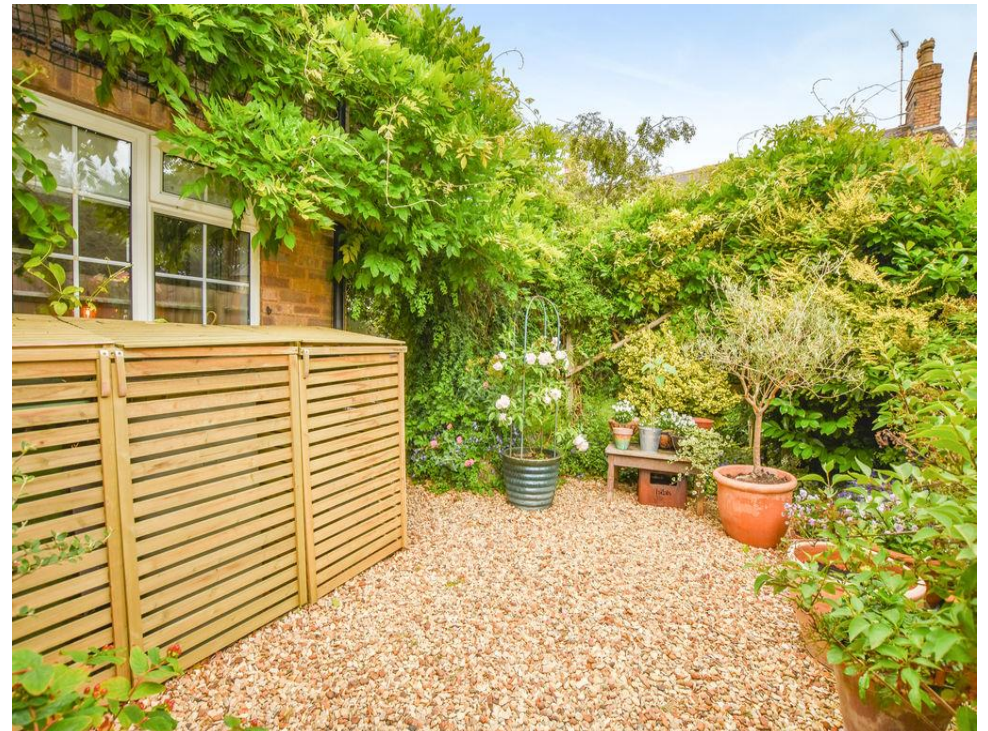
The ground floor comprises a newly fitted kitchen with a skylight, ample storage units, integrated appliances, Belfast sink and wine fridge. There is also a well-appointed sitting room with an impressive original stone inglenook fireplace and exposed dark wood beams. The downstairs also comprises of a dining room with double doors to the garden, and a recently fitted shower room with clever utility space. The house opens into a porch with plenty of space for coats and boots.

Upstairs there is a large master bedroom with original cottage features as well as two further double bedrooms, one with spacious fitted wardrobes and another with a fitted desk. Also upstairs is a newly fitted family bathroom with roll top bath.

Outside, the property is situated on a quiet residential road, with a low maintenance yet fully established garden to the rear. This has a spacious lawn and is bordered by mature shrubs. There is also a patio for outdoor seating. Storage is available in the garden shed and workshop. This intimate garden also provides pleasant views of the church, which is a short walk away.

## Location...

The nearby historic market town of Stamford is located 2 miles away, with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools nearby, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.



Tenure: **Freehold**

EPC Rating: **D**

Local Authority: **Rutland Council**

Services: **Gas Central Heating**

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Total area: approx. 122.9 sq. metres (1322.6 sq. feet)

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